

**WATER & SEWERAGE PLAN AMENDMENTS
FALL 2010 CYCLE**

STAFF REPORT

Case # WS-10-13

APPLICANT: Monocacy Land Company, LLC

REQUEST: To reclassify 47 acres from S-4/Dev., W-4/Dev. to S-3/Dev., W-3/Dev.

LOCATION: Tax Map 96, Parcel 249, Lots 1—107 plus various open space parcels within the Boxwood section of the Villages of Urbana.

BACKGROUND:

Comprehensive Plan — Low Density Residential

Zoning — Planned Unit Development (PUD)

Development Status — Section M-22A ('Boxwood') of the Villages of Urbana, which includes 107 residential lots and 15 miscellaneous parcels for forest conservation, open space and stormwater management, was recorded on July 3, 2008. Staff erred in allowing lot recordation for this parcel in advance of the required Water and Sewerage Plan amendment and category change.

Water & Sewerage Plan Status — This request fulfills the required water and sewer reclassification, albeit out of normal order, for the Boxwood section of the Villages of Urbana. Water and sewer infrastructure to serve these lots has recently been under construction.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission make a finding of consistency with the Comprehensive Plan.

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Vicinity Map



Comprehensive Plan



